

Item: _____ ORD 08-56
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

Application: #Z-7-2008
Applicant: Zions Securities Corp.
Location: Southwest Corner of Lake Park Blvd. and Corporate Park Dr.
Size: 11.12 acres.

SYNOPSIS:

Change zone from 'M' (manufacturing) to 'R-1-8' (residential single family, minimum lot size 8,000 square feet)

BACKGROUND:

Zions Securities Corp. is requesting a zone change for 11.12 acres on the southwest corner of Lake Park Blvd. and Corporate Park Dr. from M (manufacturing) to R-1-8 (residential, single family, minimum lot size 8,000 square feet). Surrounding zones include M to the north, east, and west and R-1-8 to the south. Surrounding land uses include vacant land to the north, west and south and the Lake Park Corporate Center to the east. The subject property is designated as business/research park and mixed use in the West Valley City General Plan.

If this application is approved, Zions Securities plans to develop, together with Ivory Development, the subject property together with another 51.91 acres to the south that is already zoned R-1-8 as Highbury Plat C, a planned unit development (PUD) with three housing types.

RECOMMENDATION:

The Planning Commission recommends approval subject to a development agreement.

SUBMITTED BY:

Joseph Moore, CED Director
Steve Pastorik, Long Range Planning Manager